

**4 Bedroom(s), Detached House, Freehold**

**Badgers Holt, Branton.**



- 3D Virtual Tour Available
- Open Plan modern kitchen dining and garden room
- Utility Room and Ground Floor W/C
- Modern Bathroom Suite
- Garage and Driveway Allowing for Off Road Parking

- Beautifully Presented Detached Family Home
- Lounge
- Four Bedrooms En Suite to Master
- Spacious Rear Enclosed Garden With Summer House
- Popular Location In Branton

**Offers in Region  
of  
£430,000  
For Sale**

*Book your viewing today* Tel: 01302 247754



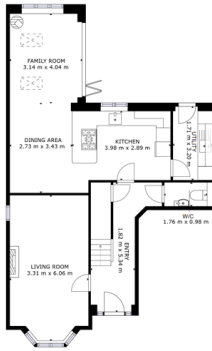
## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

This spacious family home is situated on a lovely estate in Branton. Within a short stroll from the property are good primary and secondary schools, together with The Yorkshire Wildlife Park. Branton is a great area for those travelling distances to work.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 75 sqm, FLOOR 2: 72 sqm  
TOTAL: 147 sqm  
(GROSS AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

Matterport

### Entrance Hallway



### Kitchen



### Dining Area





## Utility Room



## Lounge

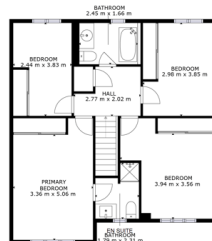


## Ground Floor W/C



## First Floor

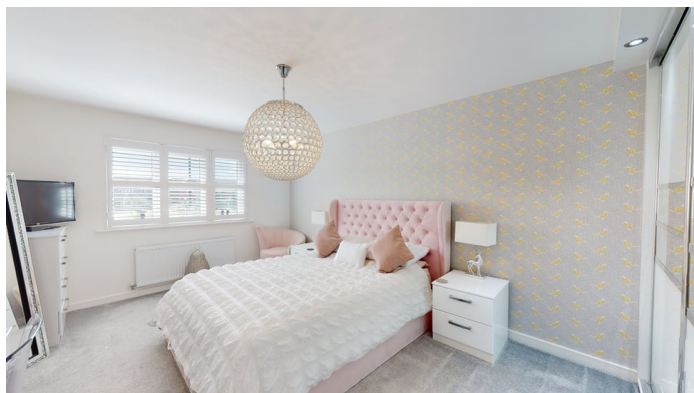
### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 72 m<sup>2</sup>  
TOTAL: 147 m<sup>2</sup>  
MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Master Bedroom





## En Suite



## Second Bedroom



## Third Bedroom



## Fourth Bedroom



## Family Bathroom







the property  
hive

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**External**

**Front Aspect**



**Rear Garden**



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



## Summer House



Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -2016

Water Heating System -Gas combi boiler

Approximate Water Heating Installation Date - 2016

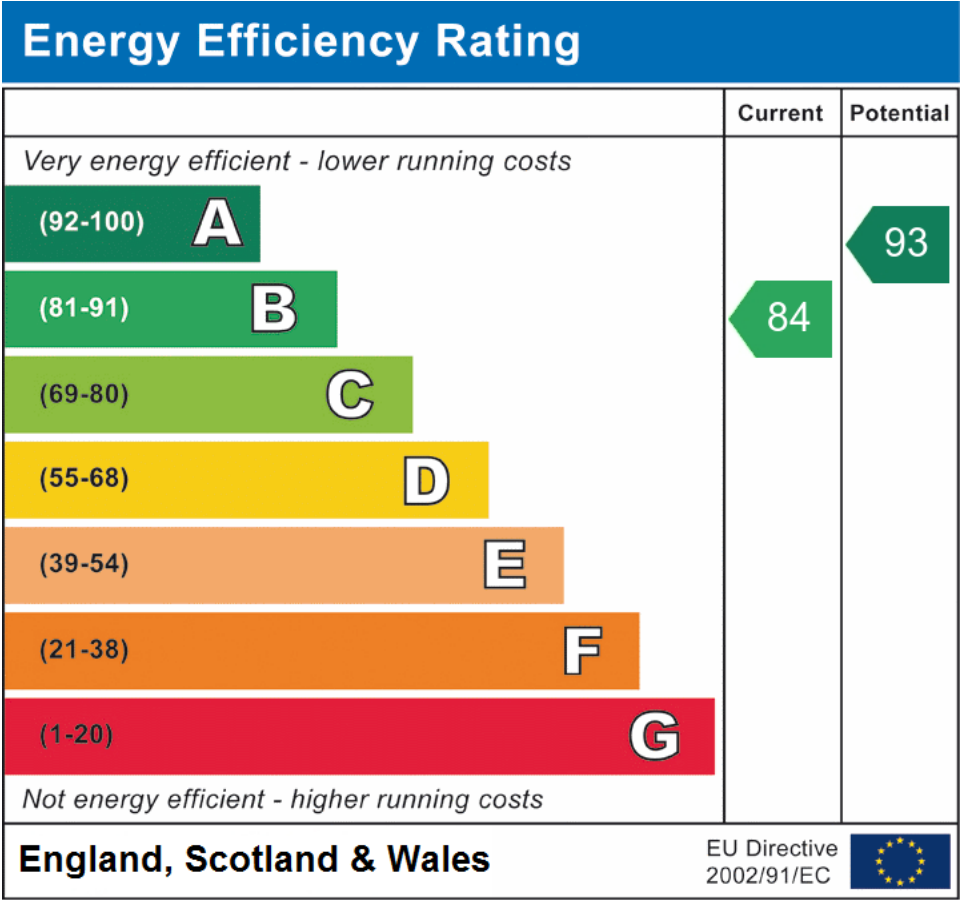
Boiler Location - Utility

Approximate Electrical System Installation Date - 2016

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## Energy Performance Certificate



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